

PLAZA de La Paz

293,540 SF DOMINANT NEIGHBORHOOD CENTER
LA PAZ ROAD & PACIFIC PARK DRIVE IN LAGUNA NIGUEL



NEWMARK

RETAIL FOR LEASE

PLAZA de La Paz

Recently Completed Revitalization of the Shopping Center



Space Available

- ±5,316 - 20,236 Square Feet Junior Anchor Opportunity, Space is divisible
- ±1,434 - 3,000 Square Feet - May be used as Medical, Office or Retail

Property Highlights

- Dominant South Orange County Sprouts, CVS pharmacy and Home Depot Anchored Center
- Convenient Access via 8 ingress/egress points throughout the center
- Excellent exposure to over 50,000 cars per day
- Centrally located servicing the residents and daytime population within Laguna Niguel, Laguna Hills and Aliso Viejo

Traffic Count

- ±29,000 Average Daily Traffic on Pacific Park Dr.
- ±19,000 Average Daily Traffic on La Paz Rd.

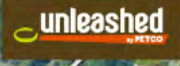
Demographics

	1-Mile	3-Miles	5-Miles
Population	20,301	134,616	307,167
Avg. H.H. Income	\$143,639	\$163,437	\$168,448
Daytime Population	23,647	137,966	312,310

Source: ESRI

TRADE AREA

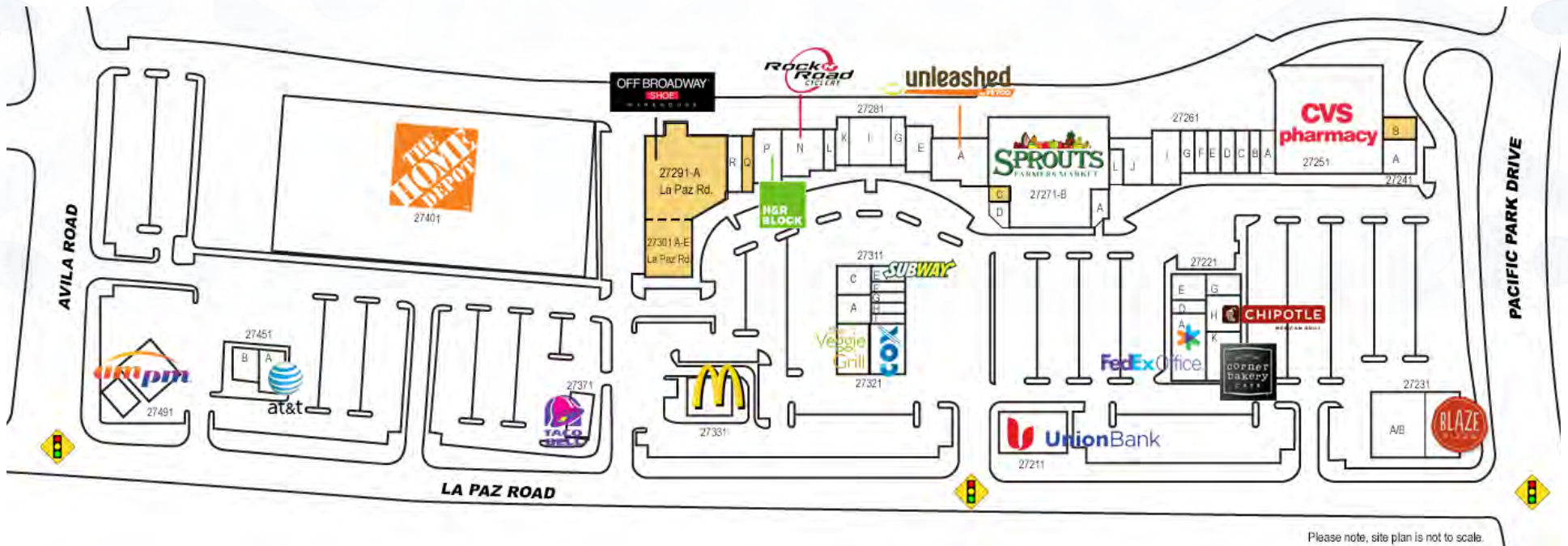
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LA PAZ ROAD

PACIFIC PARK DRIVE

Retail for Lease



Please note, site plan is not to scale.

TENANT ROSTER

SUITE	TENANT	SF
27211-A	Union Bank of California	6,228
27221-A	FedEx Office	4,750
27221-D	iLashes and Body Sculpting	1,000
27221-F	Deemer's	1,670
27221-G	Dr. Kenneth A. Tjon, DDS	1,460
27221-H	Chipotle	2,900
27221-K	Corner Bakery Café	3,100
27231-A/B	Mission Heritage Medical	6,750
27231-C	Blaze Pizza	3,330
27241-A	Refine Men's Salon	1,873
27241-B	Available	3,000
27251-A	CVS/Pharmacy	25,638
27261-A	Sango Japanese Restaurant	1,300
27261-B	Pressed Juicery	1,300
27261-C	Sparkling Cleaners	1,300
27261-D	Sally Beauty	1,300
27261-E	European Wax	1,300
27261-F	Spectrum Tan	1,300

SUITE	TENANT	SF
27261-G	Cinderella Cakes	1,300
27261-I	Banfield Pet Hospital	3,000
27261-J	GEICO	2,800
27261-L	Social Dry Lounge	1,600
27271-A	High Tide Coffee	1,595
27271-B	Sprout's Farmers Market	25,610
27271-C	Available	435
27271-D	Pacific Park Jewelers	1,595
27281-A	Unleashed by Petco	5,200
27281-E	Discovery Shop	2,600
27281-G	Core Reform Pilates	1,256
27281-I	Mangia Bene Restaurant	4,377
27281-K	Thai Body Works	1,067
27281-L	Mathnasium	985
27281-N	Rock N' Road Cyclery	5,355
27281-P	H&R Block Tax Services	1,265
27281-Q	Available	1,434

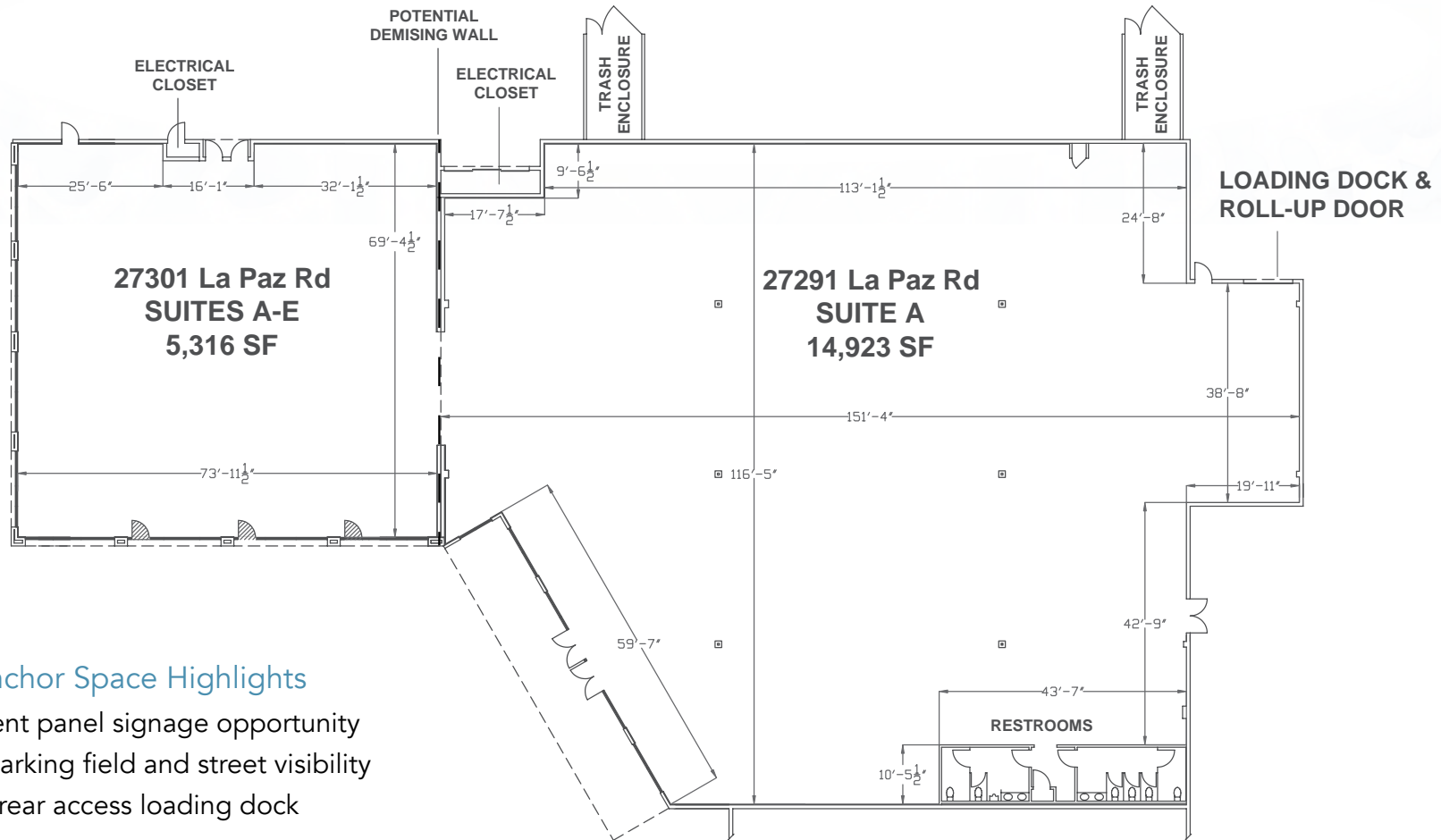
SUITE	TENANT	SF
27281-R	Playmates	2,500
27291-A	Off Broadway Shoes (Available 4/1/22)	20,236
27311-A	Tompkins Flooring	2,727
27311-C	Club Nails	1,966
27311-E	Subway	917
27311-F	Sport Clips	1,026
27311-G	Golden Dragon Chinese Food	980
27311-H	O.C. Cigars	988
27311-I	Super Tailoring	729
27321-A	Cox Communications	3,530
27321-B	Veggie Grill	2,940
27451-A	AT&T Wireless	2,853
27451-B	One Stop Vision	1,910
27401-A	Home Depot	120,204

Please do not disturb existing tenants.



5,316-20,236 SF Jr. Anchor Opportunity

27291-A La Paz Road



Junior Anchor Space Highlights

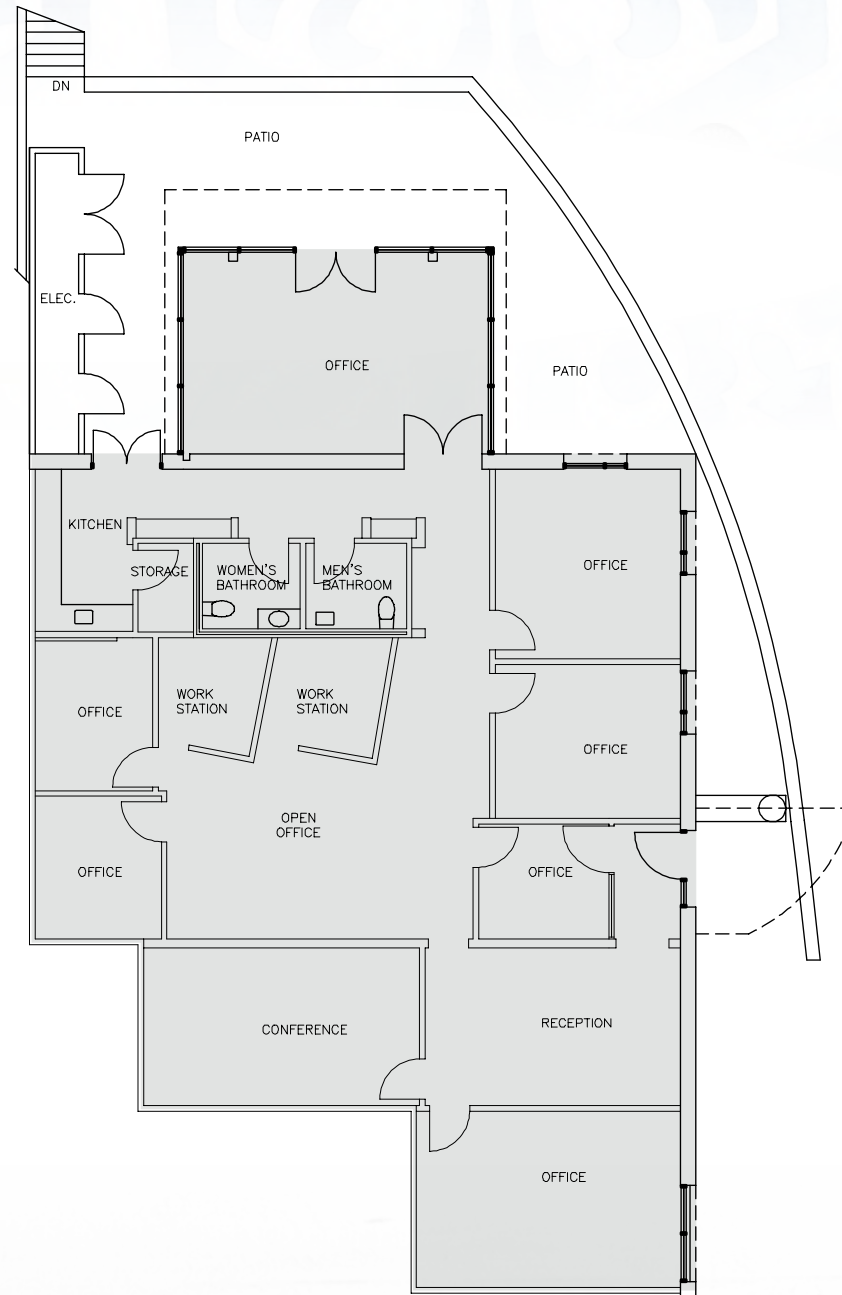
- Monument panel signage opportunity
- Ample parking field and street visibility
- Existing rear access loading dock

3,000 SF Retail/Office Opportunity

27241-B La Paz Road

Retail/Office Space Highlights

- Existing office improvements including conference room, private offices, and kitchen
- Exclusive patio access
- Ample parking within shopping center



PLAZA de La Paz



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